



# FOR SALE

189 MITCHELL WAYNE DRIVE  
FREDERICTON, NB

LIST PRICE  
**\$2,700,000**

**+/- 17 ACRES**



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# 189 MITCHELL WAYNE DRIVE

## FREDERICTON, NB



ACCESSIBLE  
**LOCATION**



EASY ACCESS  
TO **HIGHWAY**



LOCATED IN  
**MITCHELL WAYNE  
EXTENSION PHASE II**



3 MINUTES TO  
**WEST HILL GOLF  
COURSE**



7 MINUTES TO  
**DOWNTOWN  
FREDERICTON**

## Property Features

Site Area	+/-17 acres
PID	Portion of 01487834
List Price	\$2,700,000
Location	Northside Corridor

- Prime development land located in the rapidly expanding Northside corridor of Fredericton.
- Located within the planned Mitchell Wayne Extension Phase II, this site offers significant potential for a high-density residential community featuring 154 units, which include multi-residential buildings, townhomes, and hybrid housing concepts.
- Positioned next to active residential developments and near the new Mitchell Wayne Drive Extension, the property benefits from future dual access points, proximity to municipal services, and a natural setting.





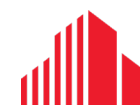
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